

Send tax notice to:  
GRAHAM WARREN  
2036 CAHABA CREST DRIVE  
BIRMINGHAM, AL, 35242

This instrument prepared by:  
Charles D. Stewart, Jr.  
Attorney at Law  
4898 Valleydale Road, Suite A-2  
Birmingham, Alabama 35242

STATE OF ALABAMA  
SHELBY COUNTY

2021461T

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Hundred Five Thousand and 00/100 Dollars (\$405,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **STEVE B KLEIN and ANTOINETTE C KLEIN, husband and wife**, whose mailing address is: 2616 INDIAN CREST DR INDIAN SPRINGS 35214 (hereinafter referred to as "Grantors") by **GRAHAM WARREN and ELIZABETH A WARREN** whose property address is: **2036 CAHABA CREST DRIVE, BIRMINGHAM, AL, 35242** hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

**Lot 31, Second Sector, according to the survey of Altadena Woods, 2nd and 5th Sector, as recorded in Map Book 10, page 54, in the Probate Office of Shelby County, Alabama.**

SUBJECT TO:

1. Taxes for the year beginning October 1, 2020 which constitutes a lien but are not yet due and payable until October 1, 2021.
2. Restrictions, public utility easements, and building setback lines as shown on Survey of Altadena Woods, 2nd and 5th Sector, as recorded in Map Book 10, page 54, in the Probate Office of Shelby County, Alabama.
3. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.
4. Declaration of Protective Covenants recorded in Book 98, page 727.
5. Utility Easements recorded in Official Records Book 117, Page 611, Book 114, Page 103, Book 117, Page 614 and Book 140, Page 725 of the Probate Records of Shelby County, Alabama.
6. Articles of Incorporation of Altadena Woods Homeowners' Association, Inc. recorded in Official Records Book 35, Page 491, of the Probate Records of Shelby County, Alabama.

\$328,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 11<sup>th</sup> day of June, 2021.

*Steve B Klein*  
STEVE B KLEIN

*Antoinette C Klein*  
ANTOINETTE C KLEIN

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that STEVE B KLEIN and ANTOINETTE C KLEIN whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 11<sup>th</sup> day of June, 2021.

*[Signature]*  
Notary Public  
Print Name: *Charles J Stewart Jr*  
Commission Expires: *8-30-24*



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
06/15/2021 12:18:19 PM  
\$102.00 CHERRY  
20210615000291690

*Allie S. Boyd*